



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

Back End Warehouse Space

\$9.00 / SF Abs. Gross

FOR LEASE



615 W Town Center Blvd.

Champaign, IL 61822

6,150 SF

INDUSTRIAL

LEASE PRICE

\$9.00 / SF

LEASE TYPE

Absolute Gross

YEAR BUILT

2006

AVAILABLE SF

6,150 SF (11.1.24)

BULDING SF

49,784 SF

ZONING

CG – Commercial
General

PROPERTY DESCRIPTION

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to offer for Lease this Back End Storage Space located in Prime North Prospect/North Neil Retail Corridor in Champaign-Urbana. This warehouse space is roughly 6,150 SF available November 1. Slumberland built the warehouse addition in 2006 and with shipping/delivery changes, the additional space is no longer needed. The wide-open space has 26' clear heights, 1 dock door, 1 man door, No restroom, and all utilities will be included in the rent.

AREA DESCRIPTION

Subject property is located less than 1 mile from Interstate 74 and within 2 miles of Interstate 57 and within 3 miles of Interstate 72. Space is located off Town Center Blvd and Prospect Ave.. Champaign is conveniently located 135 miles from Chicago (south via I-57), 180 miles from St. Louis (northwest via I-57), 120 miles from Indianapolis (west via I-74), 90 miles & 50 miles from Peoria & Bloomington (northeast via I-74), and 90 miles & 50 miles from Springfield & Decatur (east via I-72).



AJ THOMA III, CCIM, SIOR

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**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**

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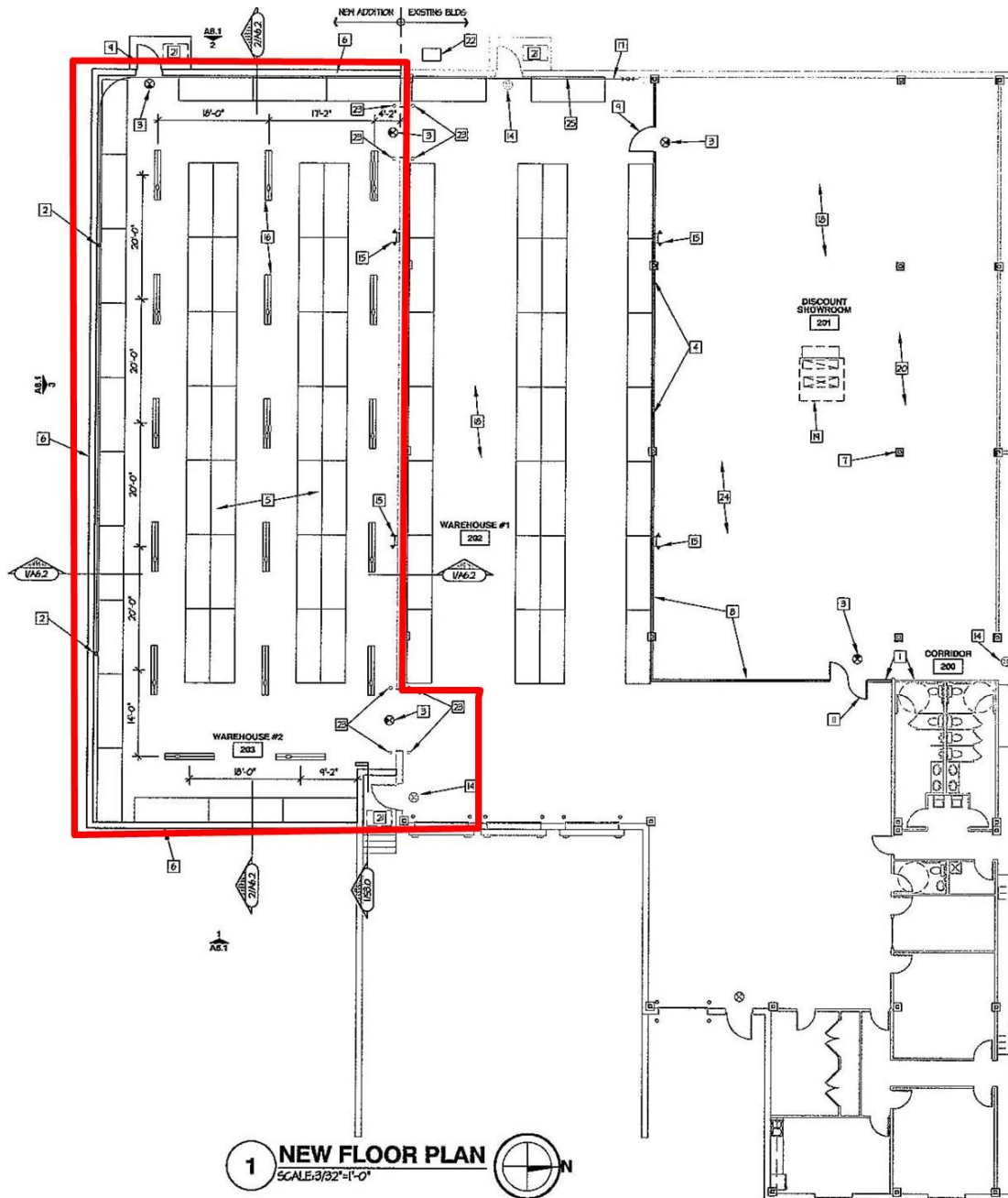
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FLOOR PLAN



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